



**The Greenway  
Offers In Excess Of £510,000**

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*



## the property



### The Greenway Epsom

Offers In Excess Of  
£510,000

- 3 Bedrooms
- Utility Room with w/c
- Good size through Lounge/Dinning Room
- Off Street Parking for 2 cars
- South Facing Garden
- A Rated Condensing Boiler
- Garage with an Electric Open Over Door
- Easy access to Epsom and Ashted Common great for walking and cycling
- Close to Local Amenities and Epsom Town Centre
- M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick

\*OPEN DAY SATURDAY 5TH DECEMBER 2020 BY APPOINTMENT ONLY\* Johnson's are pleased to offer to the market this 3 bedroom semi detached house in a popular location within The Wells, with easy access to Epsom and Ashted Common great for walking and cycling.

The property comprises an entrance hall, a through lounge/dinning room with french doors to the back opening out into the garden, a family kitchen, a utility room with a w/c and a door leading into the rear garden.

Upstairs has two double bedrooms with a built in wardrobe in the master bedroom, 3rd bedroom is a good size with a built in cupboard and a good size family bathroom. The loft has been fully insulated.

Outside to the front of the property has off street parking for 2 cars, a double verge setting the property back off the road and a garage with electric open over door. To the rear is a beautifully presented south facing garden mainly laid to lawn with mature borders, a secluded area to the back with a greenhouse.

Viewing is a must to appreciate full potential.



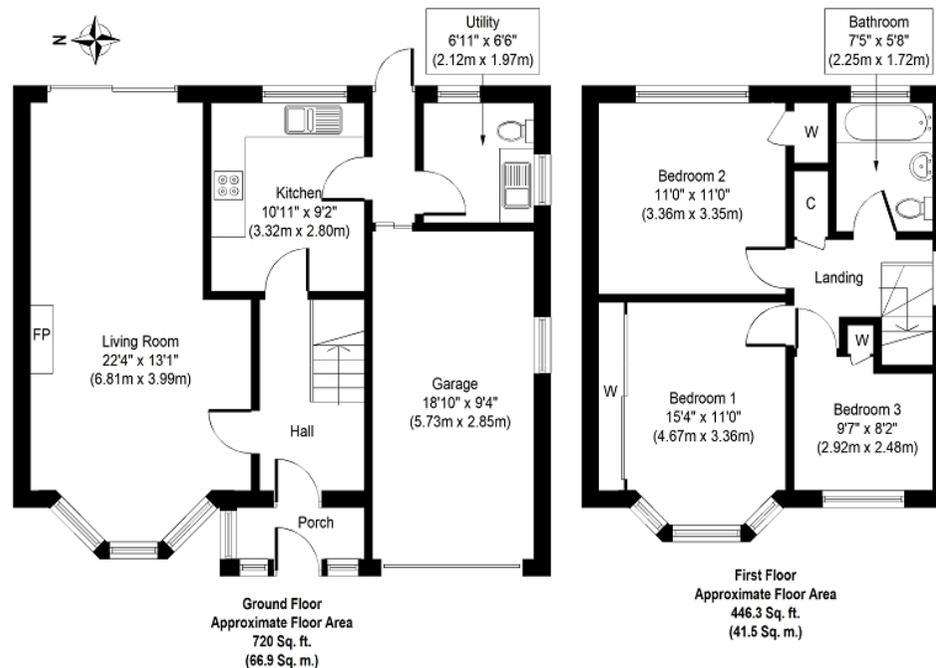
How energy efficient is the property?

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>                           |                         |           | (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           | <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

the layout



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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the local area



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